

Improving 9-1-15

SUBDIVISION REGULATIONS
FOR
VILLAGE OF WELLSVILLE, N.Y.

1. The land owner or subdivider shall submit to the Village Planning Board a preliminary map showing the location and size of the proposed development. It shall show the location of the street or streets to be developed and the approximate location and size of the building lots.
2. The Planning Board shall visit the proposed site, study the location, determine the acceptability of the proposed development in conjunction with the Master Plan for the Village and meet with the property owner or subdivider to make recommendations for any changes deemed desirable.
3. The Planning Board shall submit a written report to the Village Board outlining the proposal and their recommendations within 30 days after their regular meeting following the date of submission of the proposal.
4. Upon preliminary approval of the Village Board the owner or subdivider shall submit a detailed survey map showing lots and street rights-of-way together with an offer of dedication for rights-of-way as required in Section 114 of Village Law. This submission shall be for final approval of the Village Board and Director of Public Works.
5. Upon final approval by the Village Board three prints and a reproducible copy are to be submitted to the Village Board.

Final approval will be recorded on these copies and one will be returned to the property owner or subdivider. The property owner shall present to the Village Board an acceptable deed to the street right-of-way.

This is to certify that the foregoing was approved by the Board of Trustees of the Village of Wellsville at a meeting held July 13, 1970
Fred C. Gould
Fred C. Gould, Village Clerk-Treas.

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5. (continued)

The Village shall not be deemed to have accepted the deed until it causes same to be properly recorded in the Allegany County Clerk's Office. The recording shall not take place until the property owner or subdivider has fulfilled requirements concerning utilities and streets herein contained. The subdivider shall furnish evidence to the Department of Public Works that satisfactory arrangements for gas, electric and telephone service have been made with these utilities.

6. UTILITIES

The property owner or subdivider shall provide the following utilities: water, sanitary sewers, storm sewers, subsurface drainage required for the development. The design and installation of these utilities must meet the requirements of the Village of Wellsville Public Works Department and Water & Light Department.

7. STREETS

The property owner or subdivider shall provide street grading and base construction. The design and installation must meet the requirements of the Village of Wellsville Public Works Department.

Paving and curbing will be installed by the Village of Wellsville Public Works Department at the direction of the Village Board.

8. BUILDING PERMITS

No building permits will be issued by the Village prior to final approval of the proposed development and the recording of the deed to the street right-of-way.